

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name North Broadway Historic District
other names/site number

2. Location

street & number Along North Broadway between Seneca & Ottawa Streets N/A not for publication
city or town Leavenworth N/A vicinity
state Kansas code KS county Leavenworth code 103 zip code 66048

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide XX locally. (See continuation sheet for additional comments.)

Richard D. Parkhurst, Deputy SHPO 5-14-02
Signature of certifying official/Title Date
Kansas State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

 entered in the National Register. _____
 See continuation sheet. _____
 determined eligible for the National Register. _____
 See continuation sheet. _____
 determined not eligible for the National Register. _____
 removed from the National Register. _____
 other (explain): _____

North Broadway Historic District

Name of Property

Leavenworth County, Kansas

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

☒ private

☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

☐ building(s)

☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
23	7
0	1
0	0
0	0
23	8
	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
RELIGION	religious facility
RELIGION	church school

Current Functions

(Enter categories from instructions)

Category	Subcategory
DOMESTIC	single dwelling
DOMESTIC	secondary structure
RELIGION	religious facility
RELIGION	church-related residence
LANDSCAPE	garden

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19TH CENTURY: Greek Revival
MID-19TH CENTURY: Gothic Revival
LATE VICTORIAN
LATE VICTORIAN: Italianate
LATE VICTORIAN: Queen Anne
LATE VICTORIAN: Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
LATE 19TH AND 20TH CENTURY REVIVALS: Mission
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials

(Enter categories from instructions)

foundation	Brick, Stone, Concrete
walls	Wood, Brick, Stone, Stucco, Asbestos, Metal
roof	Asphalt, Terra Cotta, Asbestos
other	Brick, Wood, Stone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

North Broadway Historic District

Name of Property

Leavenworth County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past fifty years.

Period of Significance

1867-ca. 1930

Significant Dates

Architect/Builder

Feth, William Pratt

Feth, Myron K.

Knoll, Cyril

McGonigle, James A. (attributed)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

North Broadway Historic District
Name of Property

Leavenworth County, Kansas
County and State

10. Geographical Data

Acreage of Property approximately 7 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	15	334340	4353920	3	
2			4		

___ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	<u>J. Daniel Pezzoni</u>	date	<u>January 15, 2002</u>
organization	<u>Landmark Preservation Associates</u>	telephone	<u>(540) 464-5315</u>
street & number	<u>6 Houston St.</u>	zip code	<u>24450</u>
city or town	<u>Lexington</u>	state	<u>VA</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

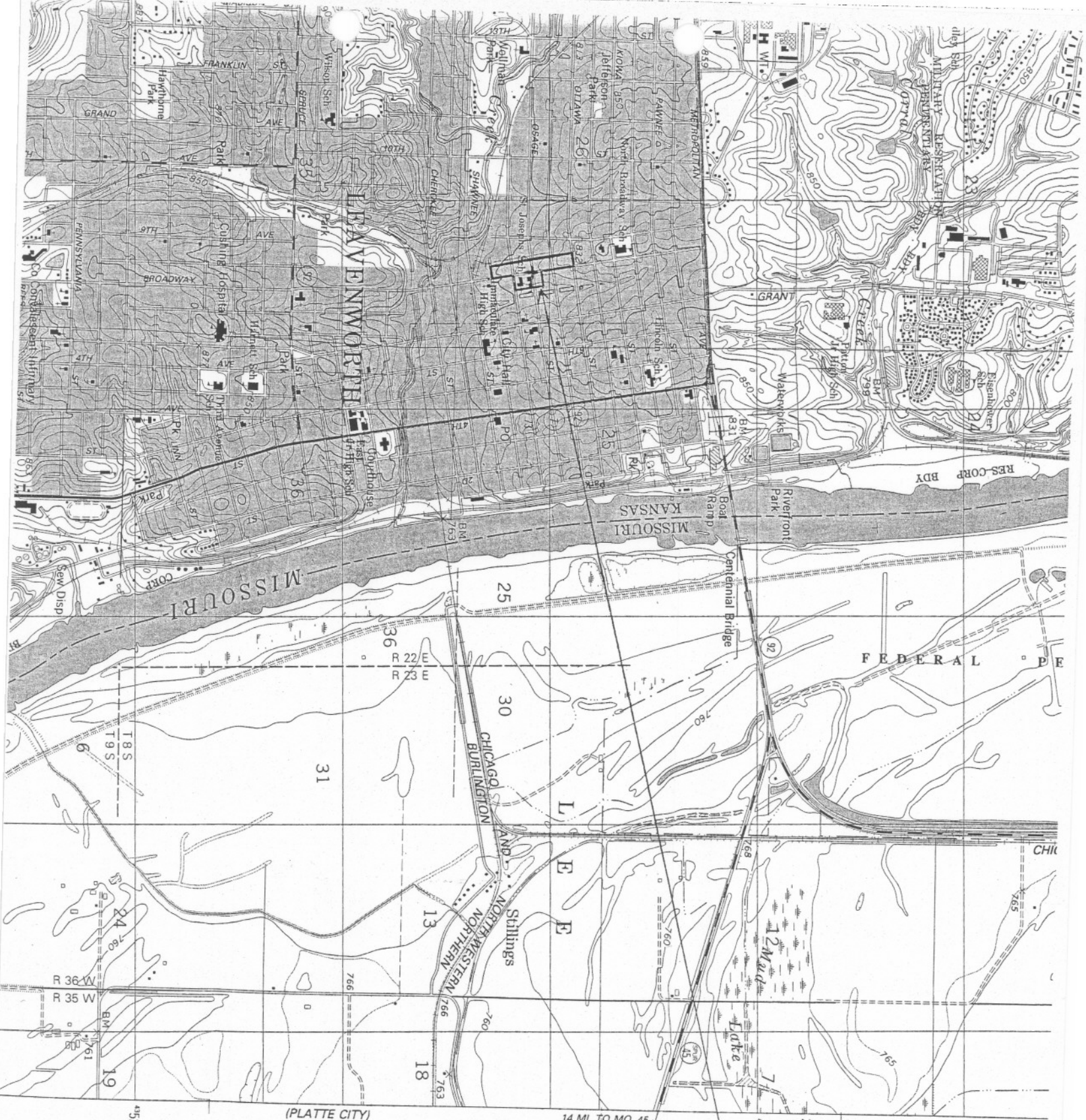
Property Owner

(Complete this item at the request of the SHPO or FPO.)

name	<u>(see continuation sheet)</u>			
street & number	_____	telephone	_____	
city or town	_____	state	_____	zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



(PLATTE CITY)
7062 IV SE

14 MI. TO MO. 45
KANSAS CITY (VIA MO. 45) 27 MI.

North Broadway Historic District
Leavenworth, Leavenworth
County, Kansas
UTM reference
1 15 334340 4353920

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 1

NARRATIVE DESCRIPTION

Summary

The North Broadway Historic District occupies approximately seven acres in the City of Leavenworth in Leavenworth County, Kansas. Leavenworth is situated on the west bank of the Missouri River and is characterized by rolling topography at an average elevation of between 750 and 900 feet above sea level. The district is located in the north part of the historic core area of the city in the Western Addition, platted in 1858. The district's orthogonal street layout is aligned approximately with compass north, and blocks contain lots of varying sizes served by back alleys. Adjoining areas contain a mix of historic and modern development.

There are thirty-one resources in the district, of which twenty-one are primary resources (houses, apartment buildings, and church-related buildings) and ten are secondary resources (carriage houses, garages, etc.). Eighteen of the primary resources are contributing and three are noncontributing. The majority of primary resources historically served as single or multiple-family dwellings, and these include representatives of the Greek Revival, Italianate, Queen Anne, Romanesque, Craftsman, Colonial Revival, Tudor Revival and Mission styles (the stylistic development of the district is given extended treatment in section 8). A group of three contributing resources on the 300 block of North Broadway (east side) are associated with St. Joseph Catholic Church and are religious in function.

The earliest identified surviving resource is the John and Mary Lamber House at 311 North Broadway, built about 1863, which is classified as noncontributing on account of modern synthetic siding. The earliest identified surviving contributing resource is the Henry W. Gillett House at 319 North Broadway, built in 1867. Most surviving contributing resources date from the late 1860s through the 1920s. Frame and brick construction predominate. Most frame houses retain historic claddings of weatherboard, wood shingles, and stucco. American and stretcher-bond brickwork is typical in brick construction, and the brickwork is occasionally painted. Brick is the standard material for foundations, chimneys, and stove flues, although stone is also used for foundations. Roofs, which are typically gabled or hipped, are mostly sheathed with asphalt shingles applied during the second half of the twentieth century.

Contributing secondary resources include garages, a carriage house, and an outbuilding of unknown original function (at 519 North Broadway). These buildings are typically of simply detailed one-story frame and brick construction, and most are located at the rear of lots on alleys.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

North Broadway Historic District
Leavenworth County, Kansas

Description (continued)

Noncontributing secondary resources include garages, a storage shed, and a garden. The yards and streets of the district are shaded by mature deciduous trees and yards are planted in grass, as they were historically, and are embellished with planting beds that are mostly modern in date but that approximately perpetuate historic practice. Sidewalks are typically paved in brick, although remnants of earlier stone pavement survive in places. Several lots have front retaining walls of stone.

Integrity Statement

The North Broadway Historic District possesses a high degree of integrity both overall and in its constituent parts. The district retains the pattern of development that characterized it during the period of significance in that its street and block layout has not been significantly altered since platting in the 1850s, and it retains its stock of historic single-family dwellings and other buildings. Individually, with few exceptions, the district's primary resources possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Eighteen of the district's primary resources (86 percent) are contributing and three are noncontributing (14 percent).

Only one modern (post 1952) primary resource exists in the district--the 1990 St. Joseph Catholic Church Priory at 300 North Broadway--and substantial modern alterations and additions are uncommon. Modern synthetic claddings such as vinyl and aluminum are uncommon, although most roofs are covered with modern asphalt shingles. The few secondary resources date mostly to the period of significance and retain their historic character. Yards, for the most part, have trees and other landscape features that are less than fifty years old, although the character of landscaping with open shaded lawns planted in grass perpetuates historic practice.

Inventory List

Contributing Resources

1. 201 N. Broadway. Fred C. Schulte House. Ca. 1930.
3. 219 N. Broadway. Apartment Building. Late 1920s.
4. 221 N. Broadway. Apartment Building. Late 1920s.
5. 223 N. Broadway. Apartment Building. Late 1920s.
7. 306 N. Broadway. St. Joseph Catholic Church. 1868-71.
8. 307 N. Broadway. Thomas-Helmrs House. Ca. 1880; ca. 1900; 1922.
- 8a. 307 N. Broadway. Garage. Ca. 1910.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 3

Description (continued)

- 9a. 311 N. Broadway. Garage. Ca. 1920.
- 10. 319 N. Broadway. Henry W. Gillett House. 1867; 1895.
- 11. 320 N. Broadway. St. Joseph School. 1896.
- 12. 403 N. Broadway. Harry Jenkins House. Ca. 1920.
- 13. 405 N. Broadway. Hillel Samisch House. Ca. 1920.
- 14. 406 N. Broadway. Jacob and Christiana Gaiser House. 1893.
- 15. 407 N. Broadway. James and Louise Davis House. Ca. 1924.
- 16. 410 N. Broadway. W. R. VanTuyl House. Late 19th c.
- 17. 411 N. Broadway. Sol Cohen House. 1928.
- 18. 501 N. Broadway. Daniel and Elizabeth Anthony House. Ca. 1903.
- 18a. 501 N. Broadway. Carriage house. Ca. 1903.
- 18b. 501 N. Broadway. Garage. Ca. 1903.
- 19. 519 N. Broadway. Allen-Anthony House. Ca. 1868; ca. 1930.
- 19a. 519 Broadway. Outbuilding. Ca. 1900.
- 20. 767-769 Miami St. Apartment Building. Late 1920s.
- 21. 747 Osage St. St. Joseph Catholic Church Convent (Parish Office). 1912; 1955.

Noncontributing Resources

- 2. 217 N. Broadway. Martin House. Late 19th c.
- 3a. 219 N. Broadway. Shed. Ca. 1970.
- 6. 300 N. Broadway. St. Joseph Catholic Church Priory. 1990.
- 6a. 300 N. Broadway. Garden. 20th c.
- 6b. 300 N. Broadway. Garage. 1960s; 1990s.
- 9. 311 N. Broadway. John and Mary Lamber House. Ca. 1863.
- 10a. 319 N. Broadway. Garage. Late 20th c.
- 16a. 410 N. Broadway. Garage. Late 20th c.

Inventory (Descriptive Information)

The inventory is arranged alphabetically and numerically by street and address. Each inventory entry begins with a heading that gives the property address, historic or generic name, and exact or approximate date(s) of construction and major modification. Historic property names are usually derived from the name or names of the original owner or occupant and are occasionally hyphenated to include the name of a notable later owner or occupant. In some cases the names of owners or occupants of properties as listed in the 1903-04 and 1930 city directories are used. Construction

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 4

Description (continued)

dates are usually derived from a combination of historic sources and architectural evidence and are occasionally preceded by "ca.", meaning *circa* or "about." The body of the entry contains architectural descriptive information occasionally followed by historic discussion. Style terminology is that used by the National Register of Historic Places. The historic discussions are typically followed by a list of sources for which full citations appear in the bibliography. The names of individuals who provided information, such as historians and present and former property owners, are cited in the entry but not in the bibliography. Information from Sanborn maps, the 1876 Hunnius map, the 1858 and 1869 aerial perspectives, and city directories may be identified in the text but no citation is given for reasons of economy. The headings for secondary resources are preceded by letter notations-- a., b., c., and so forth--following the entries for the primary resources with which the secondary resources are associated.

Several historic and architectural sources are referenced in the inventory and context sections but, for reasons of economy, not specifically cited. Two aerial perspectives were published for Leavenworth during the early years of its development: the 1858 "View of Leavenworth, Kansas Territory" and the 1869 "Bird's Eye View of the City of Leavenworth, Kansas." Apparently the 1869 aerial perspective actually portrays conditions in late 1868, because the January 6, 1869 edition of the *Leavenworth Daily Commercial* noted that the perspective existed in penciled form and that subscriptions were being sought to have the view lithographed. In 1876 local surveyor Ado Hunnius published his "Plan of the City of Leavenworth, Kansas," which appears to be an accurate depiction of the basic form of buildings and some outbuildings then extant but which unfortunately does not provide the names of property owners. The Sanborn Map Company published insurance maps of sections of the city in 1883, 1889, 1897, 1905, 1913, 1924 and 1949 (the 1949 map is a corrected version of the 1924 map). The Sanborn maps provide a wealth of information on the form, construction, evolution, function, and address of buildings, but, like the Hunnius map, they do not provide the names of property owners. The first extant city directory for Leavenworth dates to 1859; beginning with a directory published in 1903 properties are listed alphabetically and numerically by street and address. Discussions of architectural styles rely primarily on discussions in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984). Two books by Leavenworth historian J. H. Johnston III, *The Leavenworth Register* (2001) and *Looking Back: A Pictorial History of Leavenworth, Fort Leavenworth, and Lansing, Kansas* (1982), provided information on a number of properties.

1. 201 N. Broadway. Fred C. Schulte House. Ca. 1930.

This two-story frame Colonial Revival-style house has a rough stucco exterior on the first story,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 5

Description (continued)

wood-shingle siding on the jettied second story, and an asphalt-shingled gable roof. The front entry has a nineteenth-century Greek Revival surround with sidelights, a transom, and pilasters with a checkered design on their faces (the surround was presumably reused from another dwelling). Exterior chimneys of textured variegated brick rise on the south gable end and the end of a two-story ell. The first story has paired 6/1 windows; the second story has 8/1 windows; and quarter-round windows with decorative muntins flank the chimney stack in the south gable. A one-story porch extends from the south gable end with paneled square-section wood columns with molded caps and a modern roof balustrade. Other features include an enclosed one-story back porch with a roof balustrade, turned pendants under the jetty, a concrete front terrace, and a stone foundation. A stone retaining wall with a jagged stone coping extends along the side and back property lines. In the back south corner of the lot are the remains of a stone foundation associated with a former nineteenth-century outbuilding, probably a carriage house.

2. 217 N. Broadway. Martin House. Late 19th c.

This story-and-a-half frame Late Victorian-style house of L-shaped form has asbestos-shingle and T1-11 siding and an asphalt-shingled gable roof. The front porch has vernacular classical colonnettes and square-section balusters. Other features include 6/6 windows with molded lintels, some 1/1 replacement sash, a bay window on the south side, and a one-story shed-roofed rear wing. At the back of the lot is a concrete foundation remnant. The house appears in its present form on the 1889 Sanborn map.

3. 219 N. Broadway. Apartment Building. Late 1920s.

This two-story frame Craftsman-style apartment building has weatherboard siding and an asphalt-shingled hip roof with exposed rafter ends and a gabled dormer. There are double two-tier front porches under hip roofs with modern posts and square-section balusters on the lower tiers and original square-section wood columns and square-section balusters on the upper tiers. Other features include a concrete foundation, 4/1 windows with molded lintels, an exterior back stair, a main front entry under a shed stoop, entries with sidelights onto the four porches, and a gravel parking area to the rear. The building is similar in function, form and detail to its neighbors at 221 and 223 North Broadway and 767-769 Miami.

3a. 219 N. Broadway. Shed. Ca. 1970.

This one-story frame shed has masonite siding and a low-pitched asphalt-shingled gable roof that

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 6

Description (continued)

overhangs on the front.

4. 221 N. Broadway. Apartment Building. Late 1920s.

This two-story frame Craftsman-style apartment building has weatherboard siding and an asphalt-shingled hip roof with exposed rafter ends and a gabled dormer. There are double two-tier front porches under hip roofs with modern posts and square-section balusters on the lower tiers and original square-section wood columns and square-section balusters on the upper tiers. Other features include a concrete foundation, 4/1 windows with molded lintels, an exterior back stair, a main front entry under a shed stoop, entries with sidelights onto the four porches, and a gravel parking area to the rear. The building is similar in function, form and detail to its neighbors at 219 and 223 North Broadway and 767-769 Miami.

5. 223 N. Broadway. Apartment Building. Late 1920s.

This two-story frame Craftsman-style apartment building has weatherboard siding and an asphalt-shingled hip roof with exposed rafter ends and a gabled dormer. There are double two-tier front porches under hip roofs with modern posts and square-section balusters on the lower tiers and original square-section wood columns and square-section balusters on the upper tiers. Other features include a concrete foundation, 4/1 windows with molded lintels, an exterior back stair, a main front entry under a shed stoop, and entries with sidelights onto the four porches. The building is similar in function, form and detail to its neighbors at 219 and 221 North Broadway and 767-769 Miami.

6. 300 N. Broadway. St. Joseph Catholic Church Priory. 1990.

This two-story Gothic-inspired house has a stretcher-bond brick veneer and an asphalt-shingled gable roof. Gothic details include lancet-arched panels over plate glass windows and the front entry (the latter panel with a cross design formed by projecting bricks). Other features include a concrete foundation, a one-story front entry porch on L-section brick pillars, a one-story side porch, a raking cornice with decorative brickwork, and a back deck that connects to a garage. The residence replaces an 1882 rectory, a wing of the adjoining church, that stood at the same location.

6a. 300 N. Broadway. Garden. 20th c.

This garden, which occupies the corner of Miami and North Broadway and is bounded on the east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 7

Description (continued)

by the St. Joseph priory and on the north by St. Joseph Catholic Church, has a sandstone flagstone walkway, flower beds, and ornamental shrubs. There is an ivy-covered grotto of rough sandstone construction that contains a Madonna and Child statue in a niche (the grotto was probably installed in the 1940s), and a boulder to which is attached a Leavenworth County Historical Society plaque.

6b. 300 N. Broadway. Garage. 1960s; 1990s.

This one-story garage has a stretcher-bond brick veneer over cinder block, an asphalt-shingled hip roof, and a vinyl panel garage door. The building was probably built in the 1960s and was veneered about the same time the priory was built in 1990.

7. 306 N. Broadway. St. Joseph Catholic Church. 1868-71.

This Gothic Revival-style nave-plan church is constructed of random-course American-bond brick with pink mortar joints and has an asphalt-shingled hip/gable roof with flared eaves. The dominant element is a center entry tower with a metal-sheathed octagonal spire with a cross finial above a belfry with clock dials and two louvered lancet-arched openings to a side. Below the belfry is a trefoil-arched niche with stone trim, a large lancet-arched stained-glass window in a splayed opening with a stone keystone and sill, and, at the base of the tower, a lancet-arched entry with a painted molded stone surround and modern anodized aluminum and glass doors with an anodized aluminum traceried panel above. The entry is flanked by similar openings to either side, and the other stained-glass church windows are similar to the large one in the tower. The corners and sides of the building and tower are defined by octagonal-section brick piers with stone bases and cap moldings. The corner piers of the church and tower project above the roof eaves and have pyramidal caps. The church and tower have cornices with a band of machicolation-like blind lancet arches. At the east end of the nave is a polygonal apse with a bricked-up rose window and lower flanking hipped wings. Other features include a sandstone foundation with a dressed top course above rougher stonework, a small brick vestibule to a basement entry on the north side, and a front handicap ramp.

8. 307 N. Broadway. Thomas-Helmrs House. Ca. 1880; ca. 1900; 1922.

This two-story Romanesque/Classical Revival-style house is constructed or faced with smooth stretcher-bond brick and covered by an asbestos-shingle hip roof. An elaborate front dormer has an arched brick and stone parapet with scrolled trim, a heavy keystone, and a round-arched window that opens onto a balcony with a brick and wood balustrade. There are two other dormers, both

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

North Broadway Historic District
Leavenworth County, Kansas

Description (continued)

hipped, with round-arched windows and asbestos-shingled sides; a brick chimney rises through the south dormer. Juxtaposed on the front elevation are a two-story bay window, a round-arched first-story window with projecting brick voussoir-like elements in the arch, and an inset one-story porch. The porch has rectangular-section brick pillars with classically-inspired capitals incorporating consoles and cartouches, and there is a segmental pediment aligned with the front entry and decorated with torch and arabesque designs. The porch was extended (probably in 1922) by a porte cochere with paired Doric columns on stone pedestals. A one-story sunroom with round Doric pilasters, casement windows, and paneling extends from the south end. Other features include 1/1 windows with (typically) stone sills and jack arches with projecting brick keystones, a second-story front window with quarrel panes, a brick and stone front terrace, a stone foundation, and a two-story frame rear wing with vinyl siding and a concrete foundation that may date to 1922 but which does not appear on Sanborn maps through 1949. Steps and a stone wall lead down from a small enclosed porch next to the sunroom to a limestone mounting block next to the street.

8a. 307 N. Broadway. Garage. Ca. 1910.

This one-story garage of stretcher-bond brick construction has a parapeted metal-sheathed shed roof, a concrete foundation scored to simulate masonry, segmental-arched 4/4 windows, and an integral workshop. The building's back wall has been removed. Sanborn maps indicate the garage was built between 1905 and 1913.

9. 311 N. Broadway. John and Mary Lamber House. Ca. 1863.

This two-story frame Greek Revival-style house has aluminum siding and an asphalt-shingled front-gable roof. The one-story front porch has posts linked at the top, square-section balusters, and a gable sheathed with beaded matchboard. A one-story screened side porch has wood posts. The 2/2 windows have peaked lintels, and the front entry has sidelights and a transom. Other features include a stone foundation, an exterior brick chimney and interior brick flues, a two-story ell with a side deck, and a modern one-story rear attached garage with aluminum siding and a cinder block foundation.

9a. 311 N. Broadway. Garage. Ca. 1920.

This one-story frame garage has weatherboard siding, an asphalt-shingled gable roof, and matchboard doors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 9

Description (continued)

10. 319 N. Broadway. Henry W. Gillett House. 1867; 1895.

This two-story Italianate-style house of painted brick construction has a low-pitched asphalt-shingled hip roof with deck. The ornate bracketed cornice features paired brackets on foliated corbels, a dentil molding, a paneled frieze with lozenge motif, and a paneled soffit. The one-story front porch has octagonal-section posts with foliated capitals and sawn brackets, wood pedestals with round-arched panels on their faces, a bracketed cornice with a diamond molding in the frieze, a roof cresting aligned with the front entry with a modern metal balcony railing behind, and steps with decorative stone cheeks. The front entry has a paneled embrasure and double-leaf natural finish wood doors with round-arched glass panels and turned bosses. The 1/1 windows have boldly projecting segmental-arched cast-iron lintels with console-type corbels; those on the front second story have fleur-de-lis crests. The integral two-story ell has a bracketed cornice that is less ornate than that on the front, and also one-story side porches with paneled square-section wood columns on paneled bases, balustrades with arched openings, and lattice spandrels with roundels. Other features include a stone foundation, a lower two-story brick extension of the ell believed to have been made in 1895 with a small modern one-story frame wing with a cinder block foundation, and interior brick chimneys. The concrete front walk has a brownstone border; near it stand two stone hitching posts with chamfered corners and iron rings. A brownstone sidewalk flagstone survives at the corner of North Broadway and Osage.

10a. 319 N. Broadway. Garage. Late 20th c.

This one-story frame garage has novelty weatherboard siding, an asphalt-shingled gable roof, and a concrete foundation.

11. 320 N. Broadway. St. Joseph School. 1896.

This two-story Gothic Revival-style school of stretcher-bond brick construction has an asphalt-shingled hip roof. The center front entry is flanked by two slightly projecting two-story hipped wings. The entry is contained in a one-story projection with a corbeled lancet-arched embrasure, a double-leaf door with sidelights and transom, and a corbeled cornice with wooden roundels with Gothic tracery. The wall surface above the entry is inscribed with the name of the school and has round-arched niches. The two wings have lancet-arched windows within lancet-arched surrounds with roundels in the spandrels above the arches and diamond motifs in the spandrels between the two stories. In the center of the roof is a parapeted gabled dormer with a cross finial. The building has a mix of 1/1 windows with square, lancet, and segmental heads. At the two front corners are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 10

Description (continued)

angled buttresses with stone weatherings. The stone foundation has a finely tooled top course across the front elevation with rougher stonework below and to the sides. A metal fire escape attaches to the front. The building connects to the convent/parish office at 747 Osage Street via a basement-level cinder block wing.

12. 403 N. Broadway. Harry Jenkins House. Ca. 1920.

This one-story brick Craftsman-style bungalow has an asphalt-shingled gable roof with a shed dormer and a hipped extension that engages the front porch. The house is constructed of Flemish variant five-course American-bond brick. The porch has L-section brick pillars and a brick half-wall with a stone coping. A partial enclosure has a segmental-arched entry with sidelights. Other features include a stone foundation, a basement-level garage to the rear, an interior brick chimney, soldier-course brickwork in the gables, 1/1 and 3/1 windows, and a back deck.

13. 405 N. Broadway. Hillel Samisch House. Ca. 1920.

This two-story frame Tudor Revival/Craftsman-style house has a stretcher-bond veneer of textured and variegated brick up to the bottom of the second-story windows with rough stucco above. The asphalt-shingled hip roof has a hipped dormer and two front gables with diamond-shaped terra-cotta accents in the gables. The front entry opens onto a brick and concrete terrace and has a classical stoop with an arched roof on consoles above Doric columns. Other features include an exterior chimney of textured brick with stepped shoulders and terra-cotta chimney pots, an interior brick chimney also with terra-cotta chimney pots, 6/1 and some 4/4 windows, a second-story sleeping porch with casement windows to the rear, and a basement-level garage to the rear. The house appears on the 1924 Sanborn map.

14. 406 N. Broadway. Jacob and Christiana Gaiser House. 1893.

This two-story Queen Anne-style house of smooth stretcher-bond brick construction has a complex asphalt-shingled gable roof with elaborate gable ornament. The front gable ornament features a petaled element with an inner ring of turned spindles, a horizontal run of square-section spindles below, and rake boards with decorative appliques. That in the south gable has a gridwork of turned bosses, a run of turned spindles below, pendant millwork with a heart motif, a decorative window in the gable itself, and rake boards with decorative appliques. The one-story front porch has a gable aligned with the front entry; it and a wraparound one-story back porch have turned posts and sawn brackets. The front entry has a transom and a wood and glass panel door. A two-story bay window

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 11

Description (continued)

on the south side rises below a cutaway gable supported on brackets with turned pendants. Next to the bay window is an almost flush exterior brick chimney with a corbeled cap. Other features include a stone foundation with a dressed top course above rougher stonework, interior brick chimneys, and 1/1 windows with stone lintels and sills. A wood privacy fence and small gravel parking area lie along Osage Street, and there are brick sidewalks with pavers in herringbone and basketweave patterns.

15. 407 N. Broadway. James and Louise Davis House. Ca. 1924.

This one-story frame house represents an unusual mix of Mission and Tudor Revival-style elements. The general appearance is Mission, with a rough stucco exterior, Spanish tile gable roof, and metal grillwork around the front entry. Tudor Revival influence is seen in the juxtaposition of a rockfaced stone front gable end (containing the entry in a round-arched recess) with a stone and dark brick chimney with weatherings, and in the small buttress-like element at the front south corner. Other features include a front brick and stone terrace (formerly shaded by a canvas awning), 6/6 windows, a round-arched window with diamond panes, a hipped dormer, and a telescoping rear wing with a small modern bay window on the north side and an attached garage at the end. The front yard is shaded by ornamental trees and there is a TV antenna mast.

16. 410 N. Broadway. W. R. VanTuyl House. Late 19th c.

This two-story Late Victorian-style house of painted seven-course American-bond brick construction has an asphalt-shingled hip roof with deck and two modern shed dormers on the north side. The one-story front porch has chamfered posts on brick and concrete pedestals, sawn brackets, and a hip-with-deck roof. An unusual polygonal two-story brick wing with a decorative window extends from the south elevation. Other features include two front entries, a front gable with a pair of round-arched windows with decorative brick lintels, segmental-arched windows with 1/1 sash (probably replacement sash), an interior brick chimney, and a back deck and modern exterior stair. There are remnants of a concrete runner driveway at the north front corner of the lot.

16a. 410 N. Broadway. Garage. Late 20th c.

This one-story frame garage has vinyl siding, an asphalt-shingled gable roof, and three vehicle bays with vinyl panel garage doors.

17. 411 N. Broadway. Sol Cohen House. 1928.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 12

Description (continued)

This two-story Tudor Revival-style house of stuccoed frame construction has an asphalt-shingled gable roof with gabled front dormers. Most of the stucco is painted gray, but that in the gable has a buff color that may represent the historic treatment. There are false half-timbering and pendant details in the gables. A two-story gabled front wing has a jettied second story that is entirely false half-timbered and, below, an entry with a wood panel door under a shallow lancet arch. A one-story shed-roofed sunroom on the south end appears to have been an open porch originally. On the south end rises an exterior chimney of textured brick with decorative brickwork panels on the shaft. Other features include a stone foundation with a brick cap course, 6/1 windows, a two-story ell with an interior brick flue, and a modern wood privacy fence to the rear of the lot.

18. 501 N. Broadway. Daniel and Elizabeth Anthony House. Ca. 1903.

This two-story, wood-shingle-sided frame house is basically Queen Anne-style in character with Shingle-style and early Craftsman-style influence. The dominant exterior features are the roof and porch. The asphalt-shingled hip roof has overhanging and flared eaves and it is broken by three large gable dormers on the front and sides, also with overhanging flared eaves, with elliptical arches over three one-light windows. The one-story wraparound porch stands on rough stone pillars above stone half-walls, and it has a shallow-pitched gable roof, heavy brackets with ball pendants, and a (later) glassed-in south end. The second story has wraparound corner windows with 1/1 sash flanked by diamond-pane windows and within surrounds with dentil cornices. Rising on the south elevation is an exterior brick chimney with a rough stone edging. On the north elevation is a cantilevered first-story bay window with a flared apron and windows with decorative transoms; beside it is a small one-story addition (possibly a changing room associated with a former chiropractor's office in the house) that incorporates a stone grotto containing a St. Francis statuette. To the rear is a two-story addition with an open upper-level porch and an enclosed lower-level porch. Other features include a stone foundation, a front entry with sidelights, and a modern one-story back porch. The lot is bordered by a stone retaining wall that was built about the same time as the house.

18a. 501 N. Broadway. Carriage house. Ca. 1903.

This two-story frame carriage house has wood-shingle siding, an asphalt-shingled gable roof, a concrete foundation, cornice returns, 2/2 windows, and large modern and old doors. The second floor contained an apartment, perhaps a day room for use by a stable hand or other employee.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 13

Description (continued)

18b. 501 N. Broadway. Garage. Ca. 1903.

This one-story frame garage has wood-shingle siding, an asphalt-shingled gable roof, a concrete foundation, and 1/1 and 16/1 windows. It is referred to as an "auto ho." on the 1905 Sanborn map.

19. 519 N. Broadway. Allen-Anthony House. Ca. 1868; ca. 1930.

This two-story Italianate/Classical Revival-style house is constructed of painted seven-course American-bond brick and has a hip roof with a deck with an ornate metal balustrade. The ornate bracketed cornice has a paneled frieze that incorporates roundels and a paneled soffit. The corners of the house are defined by stone quoins, and the segmental-arched 1/1 windows have boldly defined surrounds, those on the front with keystones. The front entry has a segmental-arched transom covered by a metal grille, and is contained within a surround with fluted Corinthian columns and pilasters. The entry opens onto a concrete terrace with vasiform stone balusters and paneled piers. On the south elevation is a two-story Classical Revival-style wing defined by monumental Doric columns. The wing's first story is a porch with archways in the openings between the columns; the second story contains a screened sleeping porch.

On the north elevation is an oriel-like bay window with a bell roof, decorative windows, and a concrete base with panels ornamented with painted bas-relief figures of a lion, urn, swags, ribbons, and plumage. Next to this feature is a round-arched stained-glass window with a polychrome foliated lintel. A two-story wing on this elevation has a one-story bay window below a triple window with a pediment, round arches, chamfered surrounds, and foliated capitals. The bay window on this wing and one on the south elevation have bracketed cornices, round-arched windows, paneled and chamfered jambs, and paneled keystones that are continued into the cornice as block-like elements.

A lower two-story gabled wing extends to the rear; it in turn has a two-story hip-roofed extension with a concrete foundation (or possibly parged masonry). On the south side of the earlier rear wing is a one-story porch with chamfered posts with fillet caps and modern lattice panels between. Other features include interior brick chimneys and front concrete steps with the painted inscription "Mr.-Mrs. Curtis Peters." Across the front of the lot extends a low stone retaining wall with a canted coping. A low decorative iron fence extends along Ottawa Street, and the back yard is mostly enclosed by a wood privacy fence.

19a. 519 Broadway. Outbuilding. Ca. 1900.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 7 Page 14

Description (continued)

This small one-story outbuilding of painted five-course American-bond brick construction has a small shuttered window and a metal-sheathed gable roof with cornice returns. The building functioned as a storage shed for most of the second half of the twentieth century; its original function is unknown.

20. 767-769 Miami St. Apartment Building. Late 1920s.

This two-story frame Craftsman-style apartment building is a larger version of the neighboring apartment buildings at 219, 221 and 223 North Broadway. The building has weatherboard siding and an asphalt-shingled hip roof with exposed rafter ends. Three gabled two-tier porches extend on the front, the middle one the largest, with modern posts and square-section balusters on the lower tiers, original square-section wood columns and square-section balusters on the upper tiers, and brackets in the gables. Other features include a concrete foundation, 3/1 windows, doors flanked by windows opening onto the six porches, shed roofs over the two main front entries, and a modern two-tier back porch with wood posts and square-section balusters that replaces a similar original porch at the same location.

21. 747 Osage St. St. Joseph Catholic Church Convent (Parish Office). 1912; 1955.

This one-story classically detailed building of stretcher-bond brick construction has an asphalt-shingled hip roof. On the roof are a hipped ventilation dormer and a gabled dormer faced with an arched brick parapet with a wooden cornice on sawn brackets and containing a round-arched window. The off-center front entry is sheltered by a porch with Doric columns on a brick half-wall that descends along a flight of brick steps. The rough stone foundation has a flush dressed top course. Other features include pink mortar joints, an interior brick flue, 1/1 windows, an original rear wing, and a 1955 rear addition architecturally in keeping with the original building. The building connects to St. Joseph School at 320 North Broadway via a basement-level cinder block wing.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 15

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The North Broadway Historic District, located in Leavenworth, Kansas, meets Criterion C and is eligible in the architecture area of significance. As an ensemble, the historic resources of the district embody the distinctive characteristics of a number of architectural types and periods, and the majority possess a high degree of integrity. The district is located in the 1858 Western Addition to Leavenworth along several blocks of North Broadway, one of the city's premiere residential boulevards. The earliest surviving houses date to the 1860s and are predominately Italianate in style. The 1867 Henry W. Gillett House at 319 North Broadway and the ca. 1868 Allen-Anthony House at 519 North Broadway are particularly fine examples of the Italianate Style in Leavenworth. Houses from the late nineteenth and early twentieth centuries include normative examples such as the Queen Anne-style 1893 Jacob and Christiana Gaiser House at 406 North Broadway, and creative hybridizations of period styles such as the ca. 1903 Daniel and Elizabeth Anthony House at 501 North Broadway, which combines Queen Anne, Shingle, and Craftsman stylistic features, and the evolved Thomas-Helmers House at 307 North Broadway, a Romanesque-influenced residence that showcases the talents of Leavenworth architect William P. Feth. Also of architectural distinction is St. Joseph Catholic Church at 306 North Broadway, an 1868-71 Gothic Revival brick edifice associated with Leavenworth's German population and with the Carmelite Order. Adjoining the church are an 1896 church school and a 1912 convent. The period of significance extends from the date of construction of the oldest contributing resource in the district, the 1867 Henry W. Gillett House, to about 1930, the latest date for a contributing resource in the district. The district is eligible at the local level of significance. Information in support of designation appears throughout the historic context.

Acknowledgments

A number of individuals and organizations assisted in the preparation of this report. Foremost among these were City of Leavenworth City Planner Jerry Gies and Director of Planning and Community Development John Krueger, and Martha Hagedorn-Krass, Architectural Historian with the Cultural Resources Division of the Kansas State Historical Society in Topeka. Others who provided assistance included Mark H. Bureman, Museum Administrator with the Carroll Mansion of Leavenworth; Judy Emerson, Curator of Collections, Susan B. Anthony House National Historic Landmark, Rochester, N.Y.; the Preservation Alliance of Leavenworth (PAL); the Vintage Homes Society of Leavenworth; and property owners and other individuals whose contributions of information are cited in the section 8 inventory entries.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 16

Statement of Significance (continued)

Historic Context: Architecture Area of Significance

Platting of the District

The North Broadway Historic District is located in Leavenworth, Kansas, which was established in 1854 and claims the distinction "First City of Kansas" as the first town to be incorporated by the territorial legislature (on July 20, 1855). Leavenworth's siting on the Missouri River, its proximity to Fort Leavenworth (established in 1827), the choice of the town as headquarters for the large freight firm Majors, Russell and Waddell and as the location of the Catholic see of Kansas, and the advantage of the city's early founding contributed to Leavenworth's rapid growth. By one account, the population increased from 200 inhabitants on April 1, 1855 to nearly 2,000 by November 1 the same year. By 1860 the population had swelled to an estimated 10,000 and Leavenworth was esteemed "the largest town and commercial metropolis of Kansas." In 1865 the population stood at 15,409. The city also developed as the leading industrial center in the state. In 1880, according to the federal census of that year, Leavenworth County had 219 manufacturing establishments, the most of any county in Kansas (Atchison County ranked second with 141 establishments). Most of Leavenworth County's manufacturing establishments would have been located in the city.¹

Leavenworth soon outgrew its original thirty-two-acre townsite and enterprising landowners laid out a number of additions to the city. The North Broadway Historic District is located in the Western Addition, which was recorded at "9 1/2 o'clock" on September 4, 1858, according to county records. The Western Addition was so named because it lies on the west side of the original town, and it continues the geometry of the original plat. The spine of the addition and the district is North Broadway itself, which at eighty feet in width was among the widest thoroughfares laid out in the city during the nineteenth century. (The street's width and allusion to New York City's Broadway may account for Broadway's name.) The largest lots in the Western Addition were located on North Broadway, measuring 140 feet deep and from between forty to forty-five feet in width. Smaller lots measuring typically 120.5 feet deep and twenty-four feet wide are situated along the narrower cross streets (Miami, Osage, Pottawatomie and so forth). The developer of the

¹ Rosin, Davis and Schwenk, "Leavenworth Downtown Historic District," 34-35; Moore, *Early History of Leavenworth*, 129; *Our Whole Country*, 1310; Shortridge, *Peopling the Plains*, 24; and 1880 U.S. census.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 17

Statement of Significance (continued)

Western Addition (possibly one Elijah Hughes) most likely intended North Broadway to appeal to those lot purchasers who would build larger and more expensive homes and the cross-street lots for smaller houses, and that is in fact what happened. As the 1876 Hunnius map and later Sanborn maps show, and the surviving building stock of the addition demonstrates, large houses and a few mansions were built on North Broadway whereas mostly smaller dwellings including many shotgun houses (one-room in width) were built along the cross streets.²

During the early years of the district's history a German neighborhood developed on its western fringes. Most of Leavenworth's Germans were Catholic immigrants from Prussia and Baden and a few from Bavaria who came by way of the large German community in Cincinnati, Ohio. In fact, according to historian J. H. Johnston III, the city's German neighborhood was known as Cincinnati in reference to this connection, although it later acquired the nickname Goosetown. The number of Germans in the town grew from sixteen families in 1856 to sixty families in 1860. The presence of Leavenworth's growing German population was a factor in the formation of St. Joseph Parish in 1858, which was organized by Father Casimir Seitz "for the benefit of the German Catholics." The first St. Joseph Catholic Church was erected on the 400 block of North Broadway facing Osage. It was superseded by the construction of the present Gothic Revival-style brick church on the block in 1868-71.³

Leavenworth Building Technologies

The domestic architecture of Leavenworth and the North Broadway Historic District reflects the building technologies and materials that were historically available in the city. A visitor to Leavenworth in September 1854, several months after the city's founding, noted a steam-powered sawmill and an unfinished frame building used as the office of the *Kansas Herald*. The sawmill was probably the Scruggs mill, located at the mouth of Three Mile Creek, which was joined by a second steam-powered sawmill by March 1858. Sawmills were important determinants in the early architectural development of the city in that they made dimensional lumber available from the very outset and thereby encouraged light nailed-frame construction. Early depictions and accounts of the

² Leavenworth County Plat Book 1A; Hunnius, "Plan of the City of Leavenworth;" and Sanborn maps.

³ Saegers and Pickert, "St. Joseph Catholic Church," 55-56; Beckman, *Catholic Church on the Kansas Frontier*, 47, 70; Johnston, *Leavenworth Register*, introduction.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 18

Statement of Significance (continued)

city suggest that frame buildings with weatherboard claddings were the norm, although a visitor in 1856 also observed "Indian-like huts" on the periphery of town, a few stone buildings, and "rough log tenements."⁴

Stone was available locally and was used principally for foundations from the mid-nineteenth century into the early twentieth century. Brick was the construction material of choice for Leavenworth's many fine Italianate Style houses, built from the mid-1860s into the 1870s. Brick construction was regarded as more genteel than stone and frame construction, and it was more fire-proof than the latter. In fact, the replacement of frame commercial buildings destroyed in downtown fires in 1855 and 1858 was probably a major impetus for the development of the city's brickmaking industry. In 1865 five local brickyards produced five million bricks annually, and three brick manufacturers operated in or near the city in 1880. Another material linked to Leavenworth's Italianate Style houses is cast iron, which was used for decorative window lintels as in the 1867 Henry W. Gillett House at 319 North Broadway. Some of the architectural cast iron used in Leavenworth was locally produced. About 1880 the Phoenix Foundry and an iron-founder named M. Burns produced architectural cast iron for use in a commercial building erected at 700 Spruce Street. Poured concrete, rockfaced concrete block, and cinder block were introduced during the first half of the twentieth century.⁵

J. H. Johnston III has documented the shipment of "knock-down" or prefabricated houses to Leavenworth in its early years of development. These houses were manufactured in the East and shipped by steam boat via St. Louis, and they could be erected in a few days. Likewise, building components such as doors and windows were shipped to Kansas. After the Civil War, large mechanized "sash and blind" factories sprang up nationwide in communities with access to timber. Leavenworth County, with its stands of timber, river transport, rail connections, and highly developed manufacturing sector located in Leavenworth City, was apparently a leading producer of wooden building materials in Kansas. In 1880, according to the census of that year, the county

⁴ SenGupta, *For God and Mammon*, 29-30; Gladstone, *Englishman in Kansas*, 140-150; "View of Leavenworth, K.T.;" Moore, *Early History of Leavenworth*, 145; *Centennial Historical Program*, 4; and Johnston, *Leavenworth Register*, introduction.

⁵ *Centennial Historical Program Leavenworth, Kansas*, 4; 1880 U.S. census. The 1889 Sanborn map depicts the Phoenix Foundry of Burns & Behee near the corner of Seneca and South Eighth streets, not far from the southern tip of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 19

Statement of Significance (continued)

boasted five sawmills and a planing mill; the latter produced \$50,000 worth of finished lumber and was the only planing mill enumerated in the state that year. The 1883 Sanborn map shows two planing mills in Leavenworth: the Munson & Burrow mill on Choctaw and W. P. Yocum's mill at the corner of Delaware and South Broadway. The vigorous local wood products industry undoubtedly contributed to the exuberance and variety of Leavenworth's late nineteenth century Queen Anne-style domestic architecture.⁶

Italianate Style

An 1858 aerial perspective of Leavenworth shows scattered homebuilding in the general vicinity of the district. Concerted development did not begin until after the Civil War when several affluent lot purchasers erected grand Italianate-style houses along North Broadway. The Italianate Style was inspired by the villas of the Italian countryside, and its defining characteristics include heavy bracketed cornices, round or segmental arches over door and window openings, and boldly detailed window heads and surrounds. Perhaps because of its gracious villa associations, and also because of its popularity in the East, the Italianate Style appealed to Leavenworth's wealthiest citizens, just as it was favored by the same class in Lawrence during the period. Brick was the construction material of choice for Leavenworth's Italianate houses, in part because it was regarded as more genteel than stone and frame construction, and it was more fire-proof than the latter. The Italianate Style remained popular in Leavenworth through the 1870s, although its influence can be found in later houses.⁷

Apparently the first house to be built in the style in the district, and also the earliest surviving contributing resource, is the Henry W. Gillett House at 319 North Broadway, erected in 1867. The two-story brick house features an ornate bracketed cornice with the brackets supported by foliated corbels, and the frieze that runs behind the brackets is decorated with a lozenge motif. Foliated detail also appears on the octagonal-section posts of the front porch. Of particular interest are the boldly projecting segmental-arched cast-iron lintels over the windows. The lintels over the second-story front windows are further embellished by fleur-de-lis crests. Soon after the Gillett House was built the Italianate-style Allen-Anthony House was erected at 519 North Broadway (probably in

⁶ Johnston, *Leavenworth Register*, introduction; Armitage and Lee, *19th Century Houses in Lawrence*, 8; 1880 U.S. census; and 1883 Sanborn map.

⁷ "View of Leavenworth;" Armitage and Lee, *19th Century Houses in Lawrence, Kansas*, 37-38.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 20

Statement of Significance (continued)

1868). Also constructed of brick, the Allen-Anthony House features stone quoins and a twentieth-century Classical Revival-style side portico.

The Gillett and Allen-Anthony houses are imposing residences, but larger still was the Alexander Caldwell House that stood between them on the 400 block of North Broadway. Built in 1869, the Caldwell House featured a three-story center belvedere (a hallmark of the grandest Italianate houses), a gambrel-like treatment of the belvedere and main house roofs, and ornate bargeboard-like detail in the main roof. The overall character of the Caldwell House was similar to that of the Frederick H. Harvey House at 624 Olive Street, built the same year, and suggests the influence of the same architect or builder (although the Harvey House is more closely related to the Second Empire Style). The Caldwell House was demolished about 1920 and replaced with four more modestly scaled historic dwellings.⁸

The Gillett House is attributed to James A. McGonigle (1834-1925), Leavenworth's most celebrated builder of the post-Civil War era. McGonigle came to Leavenworth in 1857, and among his earliest known commissions was the Cathedral of the Immaculate Conception at 711-715 North Fifth Street, begun in the spring of 1864 and dedicated in 1868. In 1864 McGonigle built the three-story brick Bishop's Residence that stood next to the cathedral, his first known work in the Italianate Style. Other architecturally notable Leavenworth houses credited to McGonigle include the 1869 Joseph L. Wever House (522 Osage Street), the 1883-85 Angell-Allen House (714 South Broadway), and his own residence at 420 South Broadway, built in 1897-98. By the end of the nineteenth century McGonigle had achieved a national reputation for large-scale construction. He built the Machinery Hall and other buildings at the 1893 World's Columbian Exposition in Chicago, many of the stations and Harvey House restaurants along the Santa Fe Railroad, and resort hotels in Colorado, New Mexico, and other Western states. According to a biographer McGonigle built over 2,300 structures during his long career.⁹

⁸ Also located in the district is a noncontributing house that shows the influence of the Greek Revival Style. The ca. 1863 John and Mary Lamber House at 311 North Broadway has peaked lintels over its windows, a stock Greek Revival detail that references the peaked pediment of a Greek temple.

⁹ Ochs, "James A. McGonigle;" Johnston, *Leavenworth Register*, 11, 22, 24, 36, 67; "Master Builder James McGonigle;" Beckman, *Catholic Church on the Kansas Frontier*, 75, 99-100; Kansas Writers' Project, *Guide to Leavenworth*, 29-30; and Mark and Deborah Henderson and Jewell and Diane West personal communication.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 21

North Broadway Historic District
Leavenworth County, Kansas

Statement of Significance (continued)

St. Joseph Catholic Church Complex

St. Joseph Church, built in 1868-71 at 306 North Broadway, illustrates the Gothic Revival Style as applied to ecclesiastical architecture. The defining feature of the style is the lancet arch, the graceful pointed arch of the great medieval cathedrals, which is employed for St. Joseph's front entries, stained-glass windows, and belfry openings. Other Gothic-inspired details include a center entry tower with a slender octagonal spire, a trefoil-arched niche on the tower's front face, and corner piers that project above the roof somewhat in the manner of buttress pinnacles on a medieval church. The Gothic Revival Style was also adopted for St. Joseph School, built at 320 North Broadway in 1896. As in the adjacent church, the lancet arch is the school's principal Gothic motif. Also Gothic are the angled buttresses at the school's front corners. The last historic building in the group, the St. Joseph Catholic Church Convent, built in 1912 at 747 Osage Street, is more classical in inspiration, with Doric columns in its front entry porch.

According to historian Catherine Behrle, St. Joseph Church was designed by Cyril Knoll, one of the German Carmelite Fathers who received the parish in 1864. Such an arrangement was not without precedent in Leavenworth, since the 1864-68 Cathedral of the Immaculate Conception was also designed by a religious, Father Francis Xavier de Coen, S.J. Presumably St. Joseph Church was erected by James A. McGonigle, who built Leavenworth's Catholic cathedral and bishop's residence several years earlier. The architects and builders for the other buildings have not been identified, but it is possible the convent was designed by Leavenworth architect William Pratt Feth, who designed in a similar style in the early twentieth century (Feth is discussed below).¹⁰

Queen Anne and Romanesque Styles

The Queen Anne Style was introduced to Leavenworth in the early 1880s concurrently with its early popularity elsewhere in the nation, and it remained in use locally through the first decade of the twentieth century. The style capitalized on the many possibilities of form, detail and finish that resulted from the era's wide acceptance of light nailed-frame construction and the mass-production of dimensional lumber and building components such as doors, windows, porch posts,

¹⁰ Behrle, "History of the Catholic Churches," 11; Beckman, *Catholic Church on the Kansas Frontier*, 75, 99-100.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 22

Statement of Significance (continued)

"gingerbread" ornament and the like. As expressed in Leavenworth and elsewhere in the country, the Queen Anne Style is typified by complex massing and rooflines, decorative exterior claddings, machined wooden ornament, and prominent porches. Typical exterior features include hip-and-gable roofs, towers and turrets, two-story bay windows, and wraparound verandas. Ornamentation was typically derived from medieval sources and preceding nineteenth-century styles, but classical elements appeared in later Queen Anne houses. A number of Queen Anne houses in Leavenworth were constructed of brick, and these often exploited the range of visual effects inherent in that material.

A representative example of the Queen Anne Style in the district is the 1893 Jacob and Christiana Gaiser House at 406 North Broadway. The two-story brick house features a two-story bay window under a cutaway gable, and spirited gable ornament incorporating rows of spindles, turned bosses, rake boards with decorative appliques, and, in the south gable, a petaled element with an inner ring of turned spindles. Less representative of the style is the ca. 1903 Daniel and Elizabeth Anthony House at 501 North Broadway. The home's hip roof, broken by three large gable dormers on the front and sides, is essentially Queen Anne in inspiration, but other features of this unusual house derive from diverse sources. The house is clad in wood shingles, a treatment often used in the Queen Anne Style but here more evocative of the Shingle Style (a Late Victorian idiom characterized by the use of wood shingle claddings), and wraparound corner windows in the second story have classical surrounds with dentil cornices. The one-story wraparound porch has a shallow-pitched gable roof on rough stone pillars, features that are early manifestations of the Craftsman Style. Architectural historian Mary Jo Winder has likened the Anthony House to the early work of pioneering California Craftsman-style architects Charles and Henry Greene, and the sophistication of the house does suggest the involvement of a progressive-minded architect.¹¹

The Thomas-Helmrs House at 307 North Broadway illustrates another style popular nationwide during the period but relatively rare in Leavenworth: the Romanesque Style. Also known as Romanesque Revival or Richardsonian Romanesque after Boston architect H. H. Richardson, the Romanesque Style experienced a limited but nationwide popularity from about 1880 into the first decade of the twentieth century. The style was inspired by the pre-Gothic architecture of medieval

¹¹ Winder, "Historic Properties, Leavenworth, Kansas, 1985;" Makinson, *Greene & Greene*, 46-53. Edward L. Bowie, the present owner of the Anthony House, has been told that the house was modeled on an Anthony family vacation home in New England. Daniel Anthony's mother's family, the Osbornes, were from Edgartown, Martha's Vineyard, Massachusetts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 23

Statement of Significance (continued)

Europe and is characterized in domestic construction by the use of asymmetrical composition, round arches (as opposed to Gothic lancet arches), masonry walls, and (commonly) cylindrical towers. In terms of composition and the use of elements such as towers, Romanesque houses are closely related to contemporary Queen Anne-style houses, but whereas Queen Anne houses are usually frame, Romanesque houses are almost invariably masonry.

The Thomas-Helmrs House has characteristics of the style such as smooth stretcher-bond brick construction and a large round-arched front window with a projecting brick keystone and voussoir-like elements. Another feature--a two-story front bay window--is common to Romanesque domestic architecture but not exclusive to the style. The Thomas-Helmrs House also incorporates a number of classical details such as a segmental-arched panel aligned with the front entry and decorated with torch and arabesque designs.

Records suggest the Thomas-Helmrs House was built about 1880, but its present appearance owes more to a ca. 1900 remodeling by Leavenworth architect William Pratt Feth (1866-1959), who studied and practiced in Chicago during the peak of the Romanesque Style's popularity. Feth's first work upon returning to Leavenworth in 1895 was in the Romanesque Style--the Nathaniel H. Burt House at 1200 Fifth Avenue, a two-story brick house that features a drum-like cylindrical front tower and a prominent dormer with a parapeted gable (the Thomas-Helmrs House also has a parapeted dormer, as does the aforementioned St. Joseph Catholic Church Convent).

Similar to the Thomas-Helmrs House in its mix of Romanesque and classical features is the 1901-02 Harvey-Parker House at 625 Olive Street, another Feth design.¹²

Twentieth-Century Styles

A host of new house styles were introduced to Leavenworth in the early twentieth century, primarily during the 1910s and 1920s. These were mostly revival styles that looked to both familiar and exotic architectural traditions for inspiration. The Colonial Revival Style evoked the classically-influenced architecture of the Colonial and early Federal periods. The Tudor Revival recalled medieval English tradition. The Mission Style celebrated the Latin traditions of California and the Mediterranean. An exception to the era's revivalism was the Craftsman Style, which had some affinities to Japanese design and the British Arts and Crafts movement but which was

¹² Winder, "Nathaniel H. Burt House;" Johnston, *Leavenworth Register*, 34-35; and Feth, "List of Buildings."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 24

Statement of Significance (continued)

essentially an American invention.

The Colonial Revival Style emerged in the late nineteenth century as part of a broader interest in American colonial and early national history and culture. The Georgian and Federal houses of the eastern seaboard provided the inspiration for the style, which is typified by simple massing, symmetrical composition, and classical details. Most houses in the style have gable roofs, often with multiple dormers, but some have gambrel roofs which reference Dutch colonial examples. The use of columns, pediments, and other classical elements relates the style to the concurrent Classical Revival Style, but the Colonial Revival Style persisted long after the other, more grandiose style; Colonial Revival houses were built in great numbers in the 1920s and the style remains common in suburbia today. Brick was a preferred exterior material in eastern examples of the style but was not as popular in Leavenworth, where most historic Colonial Revival houses have (or had) weatherboard or stucco exteriors.

The Tudor Revival Style emulated the architecture of medieval England (not strictly the Tudor period of the early 1500s) and first appeared in America in the late nineteenth century, although most examples of the style date from the period 1910 to 1940. Tudor Revival houses are characterized by false half-timbering (that is, decorative woodwork with stucco or brick infill meant to evoke the exposed structural members of true half-timbering), steeply pitched gable roofs, often with cross gables, and a highly decorative use of materials. Secondary features include diamond-pane windows, openings with Tudor arches (very shallow pointed arches), projecting entry vestibules, and elaborately detailed chimneys. A common feature, especially among later examples, is a juxtaposed front entry and chimney.

The Mission Style takes its name from the Spanish colonial missions of California that were its principal inspiration. Most popular in America from about 1900 to about 1930, the style is characterized by the use of Spanish roof tiles, stucco walls, and main roof, porch roof, and dormer parapets composed of complex curves derived, ultimately, from Baroque precedents. The style was most popular in the Southwest but makes a cameo appearance in more easterly locales including Leavenworth.

The Craftsman Style is best known for its characteristic house type, the bungalow. The bungalow has its American roots in California during the first decade of the twentieth century, and soon the snugly proportioned one-story and story-and-a-half houses were being promoted nationwide through the media of magazines and pattern books. Characteristic Craftsman bungalow features include deep overhanging eaves supported by triangular gable brackets, decorative window sash

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 25

Statement of Significance (continued)

(3/1, 4/1 and 5/1 are common arrangements), large gabled and shed dormers that expanded upstairs living space, engaged front porches (that is, porches embraced under the main house roof), and porch supports consisting of tapered wood posts on brick pedestals.

The four 1920s houses built on the 400 block of North Broadway after the demolition of the Caldwell House illustrate several of these styles. The one-story brick house at 403 North Broadway is a Craftsman house type known as a bungalow. Its next-door neighbor at 405 North Broadway also has Craftsman characteristics such as diamond-shaped terra-cotta accents in its two front gables, but its overall form and other details derive from the Tudor Revival Style. A fuller expression of the Tudor Revival Style is the two-story stuccoed house built at 411 North Broadway in 1928, which has multiple gables and gabled dormers, false half-timbering, a jettied second story in a front wing, and a Tudor-arched entry. The ca. 1924 James and Louise Davis House at 407 North Broadway is an unusual hybridization of two very dissimilar styles, the Mission Revival and Tudor Revival. The general appearance is Mission, with a rough stucco exterior, Spanish tile gable roof, and metal grillwork around the front entry. Tudor Revival influence is seen in the juxtaposition of a gabled front entry element and chimney, and in the small buttress-like element at the front south corner. The Davis House was designed by Myron K. Feth (1893-1976), who entered practice with his father W. P. Feth in 1915. The younger Feth designed many other eclectic Leavenworth houses built in the 1920s. Although the 400 block does not contain a representative of the Colonial Revival Style, the style is expressed in the ca. 1930 house at 201 North Broadway, which has a jettied second story with turned pendants under the jetty and quarter-round windows with decorative muntins in the gables. A similar combination of jetty and pendants appears on another Leavenworth house, the Thomas W. Reyburn House at 900 South Esplanade.¹³

Construction activity in the district has been minimal since the 1920s. The district was largely developed by 1930, precluding the construction of additional primary resources, and most later home construction occurred in post-World War II suburbs on the periphery of Leavenworth. Appreciation for the district's historic character has grown in recent decades, leading to the rehabilitation of several prominent houses in the district.

Inventory (Historic Information on Selected Properties)

7. 306 N. Broadway. St. Joseph Catholic Church. 1868-71.

¹³ Davis T. Moulden personal communication; Feth, "List of Buildings."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 26

Statement of Significance (continued)

Leavenworth's Catholic community dates its origins to the arrival of Bishop John B. Miege in 1855 and the formation of a cathedral parish dedicated to the Immaculate Conception. The city's Catholic population grew from fifteen in 1855 to 600 by the end of 1856 and 1,200 a year later. Many of these parishioners were Germans from Prussia, Baden and Bavaria. In 1858 St. Joseph parish was formed out of the cathedral parish and a church was organized by Father Casimir Seitz "for the benefit of the German Catholics." The first church, a two-story weatherboarded building, faced Osage Street and doubled as a school. In 1864 St. Joseph Parish was transferred to two German Carmelite Fathers, Cyril Knoll and Xavier Huber. According to historian Catherine Behrle, Father Knoll designed the present church building, and on September 6, 1868, during the pastorate of Father Albert Heimann, the church cornerstone was laid. The Ludwig-Missionsverein in Germany contributed 2,500 gulden towards the construction of the church from 1866 to 1869. A subsequent lack of funding delayed work but the church was completed and dedicated on June 18, 1871. A three-story rectory wing was added in 1882 (since removed for the construction of the present priory). The 1905 Sanborn map labels the church "St. Joseph German R. C. Church." Repairs were made to the building after a 1945 storm and the interior was redecorated in 1986. (Father David McEvoy; Saegers and Pickert, "St. Joseph Catholic Church"; Behrle, "History of the Catholic Churches," 11; Beckman, *Catholic Church on the Kansas Frontier*, 47, 70-71, 82; *Centenary of St. Joseph's Carmelite Church*, 7-8)

8. 307 N. Broadway. Thomas-Helmers House. Ca. 1880; ca. 1900; 1922.

Dr. Daniel W. Thomas and his wife Meredith are thought to have had this house built about 1880 (the house was connected to the city water system in 1883). A native of Baltimore, Thomas came to Leavenworth in 1866, and he is said to have used the front sitting room to see patients. Thomas died in 1895 and his widow and later his son William lived here until the house was sold to Henry Johann Helmerts Jr. in 1912. Leavenworth architect W. P. Feth is known to have remodeled the house (it is unlikely the house had its present appearance as early as 1880). One account states that this was in 1922, but the house in its present form is akin to work produced by Feth about 1900, and the 1905 Sanborn map indicates the house had attained its present appearance by that year. Perhaps Feth was called back to make additional modifications in 1922 such as the sunroom and the porte cochere (the porte cochere first appears on the 1924 Sanborn map; however the sunroom may be depicted on earlier maps). Helmerts, who ran his father's firm Helmerts Manufacturing Company, died in 1943. (Johnston, *Leavenworth Register*, 34-35; Feth, "List of Buildings")

9. 311 N. Broadway. John and Mary Lamber House. Ca. 1863.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 27

Statement of Significance (continued)

The house is thought to have been built about 1863, and it is depicted in an 1869 aerial perspective of the city. John B. Lamber, proprietor of the Planters Hotel, and his wife Mary J. Lamber lived here during the late nineteenth century. (Johnston, *Leavenworth Register*, 38; "Bird's Eye View of the City of Leavenworth")

10. 319 N. Broadway. Henry W. Gillett House. 1867; 1895.

Wholesale liquor dealer Henry Wheeler Gillett is thought to have built this imposing residence in 1867, the year the plumbing fixtures for the house were displayed at a local agricultural exhibition. An 1869 photograph of north Leavenworth by E. E. Henry (published in Phillips, *Taming of the West*) shows the back and south side of the house. According to tradition, Leavenworth contractor James McGonigle built the house. Cattle dealer J. W. Spratley purchased the house in 1890. In 1904 Spratley's widow Emma sold the house to Eugene Lysle, and it subsequently passed through a number of owners. (Mark and Deborah Henderson; Johnston, *Leavenworth Register*, 36-37; Johnston, *Looking Back*, 134; Phillips, *Taming of the West*, 54-55; "Recollections of Some Earlier Homes")

11. 320 N. Broadway. St. Joseph School. 1896.

St. Joseph School opened in 1859 in the original St. Joseph Church, which stood on Osage Street, and according to historian Peter Beckman a separate school was built by the Carmelites in 1864. The enrollment for 1877 was 125 students. On April 26, 1896 the cornerstone was laid for the present building, which opened to 250 students in September. The original teaching staff consisted of four Sisters of Charity and a layman. The 1876 Hunnius map had labeled the school "St. Joseph's, German, Cath'c," and the 1905 Sanborn map noted the school's German association as well. The 1905 map also shows a separate privy ("W.C.") behind the present building (now gone). The building presently serves as the Leavenworth Regional [Catholic] Schools Administration Building. (Father David McEvoy; Saegers and Pickert, "St. Joseph Catholic Church"; Beckman, *Catholic Church on the Kansas Frontier*, 71; *Centenary of St. Joseph's Carmelite Church*, 10)

14. 406 N. Broadway. Jacob and Christiana Gaiser House. 1893.

Jacob and Christiana Gaiser, both natives of Germany, operated the St. Louis Exchange Hotel in Leavenworth in the mid-1850s before moving to a farm in Kickapoo Township. They built this house in 1892 or 1893, according to Gaiser family historian Marie Gaiser. The 1892 city directory

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 28

Statement of Significance (continued)

shows Jacob Gaiser at 746 Osage, which borders the property on the south side, and the 1893 directory shows him at 406 North Broadway. A one-story dwelling formerly stood behind the main house; perhaps the Gaisers lived there in 1892 while the main house was under construction. This dwelling and another building (probably a carriage house) stood on the property in 1905, but both are now gone. (Michael and Susan Langley; Gaiser, *Gaiser-Brandt-Bussee-Dolde families*, 5-8; Johnston, *Looking Back*, 139)

15. 407 N. Broadway. James and Louise Davis House. Ca. 1924.

James C. and Louise Davis were the original owners of this house. James ran Davis Funeral Chapel and served as mayor. Leavenworth architect Myron K. Feth designed the house. (Davis T. Moulden; Feth, "List of Buildings")

18. 501 N. Broadway. Daniel and Elizabeth Anthony House. Ca. 1903.

Daniel Read Anthony Jr. (1870-1931), the son of the Leavenworth newspaper publisher and civic leader of the same name, was Leavenworth's postmaster in 1908 and its mayor in 1903. In 1907 he was elected to the first of eleven terms as a U.S. congressman from Kansas, and he served as a chairman of the House Armed Services Committee. He also managed the *Leavenworth Times* and the family farms and other businesses. Anthony married Elizabeth Havens in 1896, and the house was apparently built for the couple by Elizabeth's father Paul E. Havens, who acquired the site in 1903. Interior trim was manufactured in Kansas City. A photograph published in a 1909 promotional booklet shows the front of the house in its present form. Later occupants were Dr. John Abel, a chiropractor who kept his office in the house, and his wife, who ran a ballet studio in the basement. (Edward Bowie and Jean Will; Winder, "Historic Properties, Leavenworth, Kansas;" Leavenworth County Historical Society Anthony Family file; Harper, *Susan B. Anthony*, 16; Harper, *Life and Work of Susan B. Anthony*, 1340; Johnston, *Looking Back*, 139; *Leavenworth, Kansas 1909*)

19. 519 N. Broadway. Allen-Anthony House. Ca. 1868; ca. 1930.

According to architectural historian Mary Jo Winder, Eugene Allen, president of the Missouri Valley Life Insurance Co., acquired this lot in 1868 and built his house shortly thereafter (the house is portrayed in an 1869 view of Leavenworth). Paul E. Havens occupied the house from 1892 to 1930. Havens was involved in the banking, milling and railroad businesses, and he was a promoter of the Leavenworth, Kansas & Western Railroad in the 1880s. The Anthony family--D. R. Anthony

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 8 Page 29

Statement of Significance (continued)

Jr. and D. R. III--occupied the house from 1930 to 1963. It may have been the Anthonys who added the portico on the south elevation (not portrayed on the 1924 and 1949 Sanborn maps, although it appears to be older than 1949), which replaced an original one-story wraparound porch. Then again, the Classical Revival styling of the portico was most popular in Leavenworth in the 1910s. (Robert Schwartzman; Winder, "Historic Properties, Leavenworth, Kansas;" "Leavenworth, Kansas, 1869;" Johnston, *Looking Back*, 136; Phillips, *Taming of the West*, 54-55; Leavenworth County Historical Society Anthony Family file; *Leader*, August 9, 1973; "Recollections of Some Earlier Homes")

21. 747 Osage St. St. Joseph Catholic Church Convent (Parish Office). 1912; 1955.

The convent was used by the Sisters of Charity who taught at the adjacent St. Joseph School. The building is similar in character to houses designed by Leavenworth architect William P. Feth in the early twentieth century. In 1955 a chapel, community room, and three rooms were added to the rear of the building. The building now houses the parish office. (*Centenary of St. Joseph's Carmelite Church*, 11; Saegers and Pickert, "St. Joseph Catholic Church," 56)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 9 Page 30

BIBLIOGRAPHY

- "Anthony Family History." Brochure text (n.d.), Leavenworth County Historical Society, Leavenworth, Ks.
- Armitage, Katie, and John Lee. *19th Century Houses in Lawrence, Kansas*. Lawrence, Ks.: The University of Kansas, 1991.
- Beckman, Peter. *The Catholic Church on the Kansas Frontier, 1850-1877*. Washington, D.C.: The Catholic University of America, 1943.
- Behrle, Catherine. "History of the Catholic Churches in Leavenworth, Kansas." 1962 typescript in the "Churches--Catholic" file, Leavenworth County Historical Society, Leavenworth, Ks.
- Barry, Kathleen. *Susan B. Anthony: A Biography of a Singular Feminist*. New York and London: New York University Press, 1988.
- "Bird's Eye View of the City of Leavenworth, Kansas." 1869.
- The Centenary of St. Joseph's Carmelite Church, Leavenworth, Kansas, 1859-1959*. Leavenworth Public Library, Leavenworth, Ks.
- Centennial Historical Program, Leavenworth, Kansas*. Leavenworth, Ks.: American Printing Co., 1954.
- "Famous Old Homes of Leavenworth." 1954 typescript in the collections of the Leavenworth County Historical Society, Leavenworth, Ks.
- Gaiser, Marie. *The Gaiser-Brandt-Bussee-Dolde families*. Leavenworth, Ks.: 1987.
- Gladstone, T. H. *The Englishman in Kansas*. Lincoln, Ne.: University of Nebraska Press, 1971 (reprint of 1857 addition).
- Harper, Ida Husted. *The Life and Work of Susan B. Anthony*. Indianapolis, In.: The Hollenbeck Press, 1898 (vol. 1) and 1908 (vol. 3).
- Harper, Judith E. *Susan B. Anthony: A Biographical Companion*. Santa Barbara, Ca.: ABC-CLIO, Inc., 1998.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number 9 Page 31

Major Bibliographical References (continued)

History of Leavenworth County, Kansas. Leavenworth, Ks.: Leavenworth County Genealogical Society, 1990.

Johnston, J. H., III. *The Leavenworth Register*. Leavenworth, Ks.: J. H. Johnston III, 2001.

_____, comp. *Looking Back: A Pictorial History of Leavenworth, Fort Leavenworth, and Lansing, Kansas*. Leavenworth, Ks.: 1982.

_____. "Georgian Type Home, Built in Early Sixties, Still Stands." Undated *Leavenworth Times* clipping, Vertical files, Leavenworth County Historical Society, Leavenworth, Ks.

Leavenworth County Historical Society. Collections, Leavenworth, Ks.

Leavenworth County Records. Leavenworth County Courthouse, Leavenworth, Ks.

Leavenworth Daily Commercial (Leavenworth, Ks.).

"Leavenworth, Kansas, 1869." Framed illustration, Kansas Room, Leavenworth Public Library, Leavenworth, Ks.

Leavenworth, Kansas, 1909: Her Resources and Advantages. Leavenworth, Ks.: Greater Leavenworth Club, 1909.

Leavenworth Public Library Collections, Leavenworth, Ks.

The Leavenworth Times (Leavenworth, Ks.).

Feth, Myron K. "List of Buildings Built or Remodeled by Feth & Feth." Vertical files, Leavenworth County Historical Society, Leavenworth, Ks.

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1988.

Makinson, Randell L. *Greene & Greene: Architecture as a Fine Art*. Salt Lake City, Ut.: Peregrine Smith Books, 1977.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 32

North Broadway Historic District
Leavenworth County, Kansas

Major Bibliographical References (continued)

"Map of Leavenworth Kansas." J. H. Ketcheson, 1887.

"Master Builder James McGonigle." *The Chronicle Shopper* (June 1995): 37.

Moore, H. Miles. *Early History of Leavenworth City and County*. Leavenworth, Ks.:
Sam'l Dodsworth Book Co., 1906.

Murphy, Agnes Moonlight. "Early Locations in Leavenworth." Vertical files, Leavenworth
County Historical Society, Leavenworth, Ks.

Ochs, Florence Tearney. "James A. McGonigle." In *History of Leavenworth County, Kansas*.
Leavenworth, Ks.: Leavenworth County Genealogical Society, 1990.

Our Whole Country: Part XIII, Missouri, Kansas, Arkansas, Texas. Reprint by G. W.
Specialties.

Phillips, David R. *The Taming of the West: A Photographic Perspective*. Chicago:
Henry Regnery Company, 1974.

"Recollections of Some Earlier Homes." Vertical files, Leavenworth County Historical Society,
Leavenworth, Ks.

Rosin, Elizabeth; Kerry Davis; and Anne Schwenk. "Leavenworth Downtown Historic District."
Draft National Register of Historic Places Registration Form, 2001.

Saegers, Linda, and Cecil Pickert. "St. Joseph Catholic Church." In *History of Leavenworth
County, Kansas*. Leavenworth, Ks.: Leavenworth County Genealogical Society, 1990.

Sanborn Map Company. Maps of Leavenworth, Ks., 1883, 1889, 1897, 1905, 1913, 1924 and
1949 (corrected 1924 edition). Microfilm, Kansas Room, Leavenworth Public Library,
Leavenworth, Ks.

SenGupta, Gunja. *For God and Mammon: Evangelicals and Entrepreneurs, Masters and Slaves
in Territorial Kansas, 1854-1860*. Athens and London: The University of Georgia Press,
1996.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 33

North Broadway Historic District
Leavenworth County, Kansas

Major Bibliographical References (continued)

Shortridge, James R. *Peopling the Plains: Who Settled Where in Frontier Kansas*. Lawrence, Ks.: University Press of Kansas, 1995.

"View of Leavenworth, K.T." Middleton, 1858.

Winder, Mary Jo. "Historic Properties, Leavenworth, Kansas, 1985." Report.

_____. "Leavenworth, Kansas, Historic Resource Survey." Report, 1986.

_____. "Nathaniel H. Burt House." National Register of Historic Places
Inventory--Nomination Form, 1986.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**North Broadway Historic District
Leavenworth County, Kansas**

Section number 10 Page 34

Verbal Boundary Description

The boundaries of the district are portrayed on the 1:150-scale map that accompanies the nomination. The boundaries mostly correspond to existing property lines for lots at the periphery of the district.

Boundary Justification

The boundaries of the district encompass a significant concentration of primary resources that contribute to the architectural character of the district, that possess sufficient integrity, and that are surrounded by areas marked by a decline in the concentration of contributing resources. (The Kansas State Historical Society classifies historic-period resources with modern synthetic siding as noncontributing.) The boundaries primarily correspond to streets and property lines that were established with the platting of the Wester Addition in 1858, as portrayed in the original plat (Leavenworth County Plat Book 1A), and secondarily to lot subdivision lines made during the period of significance.

United States Department of the Interior
National Park Service

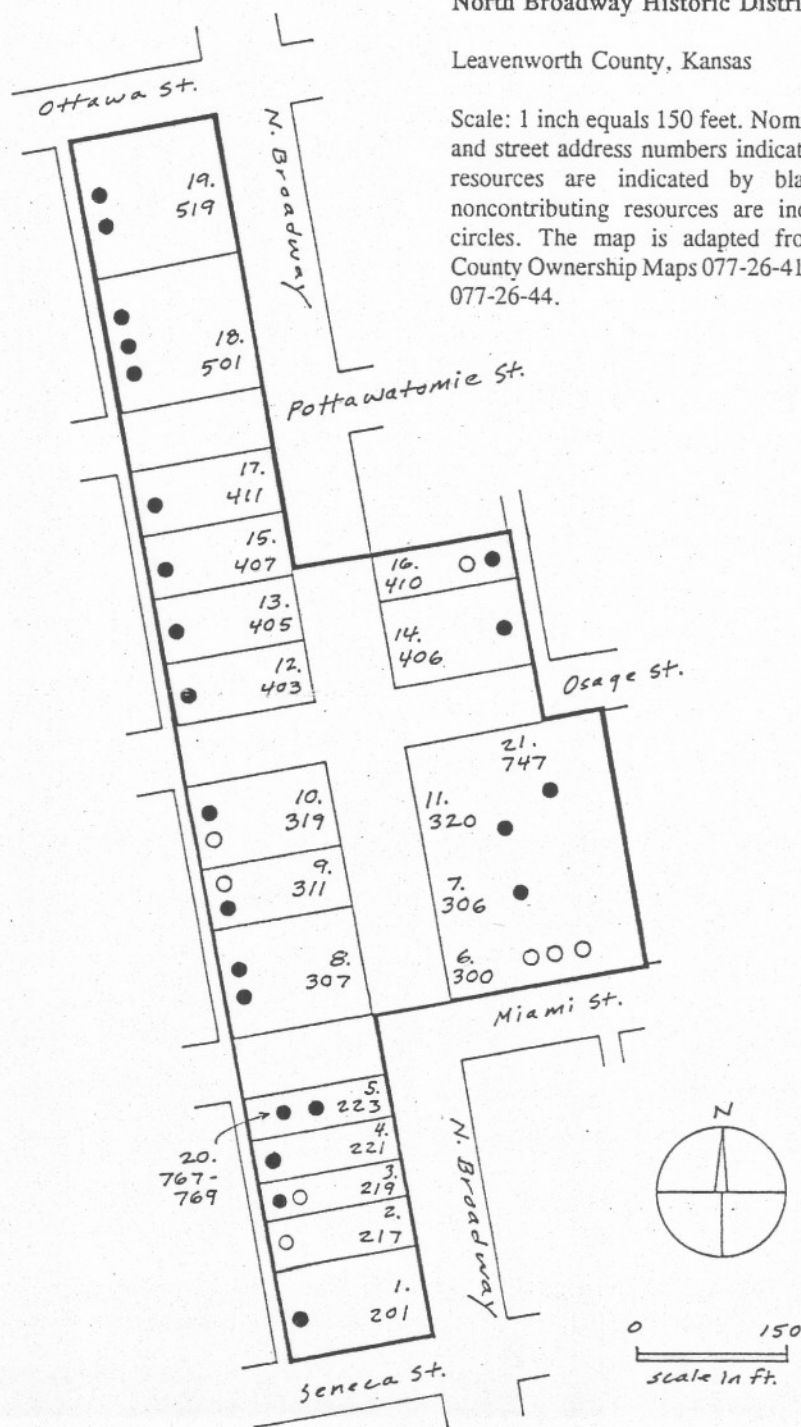
National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

North Broadway Historic District

Leavenworth County, Kansas

Scale: 1 inch equals 150 feet. Nomination inventory and street address numbers indicated. Contributing resources are indicated by black circles and noncontributing resources are indicated by open circles. The map is adapted from Leavenworth County Ownership Maps 077-26-41, 077-26-42, and 077-26-44.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number Photo Page 35

PHOTOGRAPHS

1. 1. Subject: North Broadway Historic District (same for all photos)
2. Location: Leavenworth County, Kansas (same for all photos)
3. Photographer: J. Daniel Pezzoni (same for all photos)
4. Photo date: November 2001 (same for all photos)
5. Original negative archived at the City of Leavenworth (same for all photos)
6. Description of view: 300 block North Broadway (west side). View looking northwest.
7. Photograph number appears at beginning of entry (same for all photos)
2. 6. 400 block North Broadway (west side). View looking northwest.
3. 6. 200 and 300 blocks North Broadway. View looking northwest.
4. 6. 300 block North Broadway (est side). View looking north.
5. 6. 201 N. Broadway. View looking west.
6. 6. 217 N. Broadway. View looking west.
7. 6. 219 N. Broadway. View looking west.
8. 6. 221 N. Broadway. View looking west.
9. 6. 223 N. Broadway. View looking west.
10. 6. 307 N. Broadway. View looking northwest.
11. 6. 300 N. Broadway. View looking northeast.
12. 6. 306 N. Broadway. View looking northeast.
13. 6. 311 N. Broadway. View looking northwest.
14. 6. 319 N. Broadway. View looking northwest.
15. 6. 320 N. Broadway. View looking east.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number Photo Page 36

Photographs (continued)

16. 6. 403 N. Broadway. View looking west.
17. 6. 405 N. Broadway. View looking west.
18. 6. 406 N. Broadway. View looking east.
19. 6. 407 N. Broadway. View looking west.
20. 6. 410 N. Broadway. View looking east.
21. 6. 411 N. Broadway. View looking northwest.
22. 6. 501 N. Broadway. View looking northwest.
23. 6. 519 N. Broadway. View looking west.
24. 6. 767-769 Miami St. View looking south.
25. 6. 747 Osage St. View looking south.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Broadway Historic District
Leavenworth County, Kansas

Section number Owner Page 37

Property Owners

The property owners for parcels in the historic district are keyed to the resource numbers that appear on the district map.

- | | |
|---|--|
| 1. Patrick Carey & Karen Kay Beatty
201 N. Broadway
Leavenworth, KS 66048 | 9. Sally S. Graham
311 N. Broadway
Leavenworth, KS 66048 |
| 2. Roger J. & Carol A. Robinson
217 N. Broadway
Leavenworth, KS 66048 | 10. Mark J. & Deborah J. Henderson
319 N. Broadway
Leavenworth, KS 66048 |
| 3. Earl J. & Monica L. Vaughn
16841 Dwyer Rd.
Bonner Springs, KS 66012 | 11. Catholic Archdiocese
Society of Mt. Carmel
12615 Parallel Parkway
Kansas City, KS 66109 |
| 4. Earl J. & Monica L. Vaughn
16841 Dwyer Rd.
Bonner Springs, KS 66012 | 12. Lawrence W. & Karen L. Ralston
403 N. Broadway
Leavenworth, KS 66048 |
| 5. Earl J. & Monica L. Vaughn
16841 Dwyer Rd.
Bonner Springs, KS 66012 | 13. Stephen A. & Linda E. Flanagan
405 N. Broadway
Leavenworth, KS 66048 |
| 6. Catholic Archdiocese
Society of Mt. Carmel
12615 Parallel Parkway
Kansas City, KS 66109 | 14. Michael L. & Susan M. Langley
406 N. Broadway
Leavenworth, KS 66048 |
| 7. Catholic Archdiocese
Society of Mt. Carmel
12615 Parallel Parkway
Kansas City, KS 66109 | 15. Davis T. & Debbie Moulden
407 N. Broadway
Leavenworth, KS 66048 |
| 8. Steven E. & Elizabeth A. Clay
307 N. Broadway
Leavenworth, KS 66048 | 16. George Simon III
CRM 470 Box 7158
APO AE 09165 |

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**North Broadway Historic District
Leavenworth County, Kansas**

Section number Owner **Page** 38

17. James D. Nickolas
723 Houston St.
Manhattan, KS 66502
18. Edward L. & Denise S. D. Bowen
501 N. Broadway
Leavenworth, KS 66048
19. Robert D. & Melissa
M.Schwartzman
519 N. Broadway
Leavenworth, KS 66048
20. Earl J. & Monica L. Vaughn
16841 Dwyer Rd.
Bonner Springs, KS 66012
21. Catholic Archdiocese
Society of Mt. Carmel
12615 Parallel Parkway
Kansas City, KS 66109